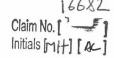
EXHIBIT D

Case 23-13359-VFP Doc 2452-4 Filed 10/13/23 Entered 10/13/23 15:59:25 Dec

Exhibit Exhibit D Page 2 of 8





United States Bankruptcy Court, District of New Jersey (Newark)

Fill in this information to ident	ify the case (Select only one Debtor per	claim form):	
☑ Bed Bath & Beyond Inc.	☐ Alamo Bed Bath & Beyond Inc.	BBB Canada LP Inc.	BBB Value Services Inc.
(Case No. 23-13359)	(Case No. 23-13360)	(Case No. 23-13361)	(Case No. 23-13362)
BBBY Management Corporation	BBBYCF LLC	BBBYTF LLC	bed 'n bath Stores Inc.
(Case No. 23-13363)	(Case No. 23-13364)	(Case No. 23-13365)	(Case No. 23-13396)
■ Bed Bath & Beyond of Annapolis, Inc. (Case No. 23-13366)	Bed Bath & Beyond of Arundel Inc, (Case No. 23-13367)	Bed Bath & Beyond of Baton Rouge Inc. (Case No. 23-13368)	Bed Bath & Beyond of Birmingham Inc. (Case No. 23-13369)
Bed Bath & Beyond of Bridgewater Inc. (Case No. 23-13370)	Bed Bath & Beyond of California Limited Liability Company (Case No. 23-13371)	Bed Bath & Beyond of Davenport Inc. (Case No. 23-13372)	Ded Bath & Beyond of East Hanove Inc. (Case No. 23-13373)
Bed Bath & Beyond of Edgewater Inc.	Bed Bath & Beyond of Falls Church, Inc.	Inc.	Ded Bath & Beyond of Frederick, Inc. (Case No. 23-13377)
(Case No. 23-13374)	(Case No. 23-13375)	(Case No. 23-13376)	
Bed Bath & Beyond of Gaithersburg Inc. (Case No. 23-13378)	L.L.C. (Case No. 23-13379)	Bed Bath & Beyond of Knoxville Inc. (Case No. 23-13380)	Bed Bath & Beyond of Lexington Inc. (Case No. 23-13381)
Bed Bath & Beyond of Lincoln Park Inc. (Case No. 23-13382)	Case No. 23-13383)	Bed Bath & Beyond of Mandeville Inc. (Case No. 23-13384)	Bed, Bath & Beyond of Manhattan, In (Case No. 23-13397)
Bed Bath & Beyond of Opry Inc. (Case No. 23-13385)	Bed Bath & Beyond of Overland Park Inc. (Case No. 23-13386)	Bed Bath & Beyond of Palm Desert Inc. (Case No. 23-13387)	Bed Bath & Beyond of Paradise Valley Inc. (Case No. 23-13388)
Bed Bath & Beyond of Pittsford Inc.	Bed Bath & Beyond of Portland Inc.	Bed Bath & Beyond of Rockford Inc.	Bed Bath & Beyond of Towson Inc.
(Case No. 23-13389)	(Case No. 23-13390)	(Case No. 23-13391)	(Case No. 23-13392)
Bed Bath & Beyond of Virginia Beach inc. (Case No. 23-13393)	Bed Bath & Beyond of Waldorf Inc, (Case No. 23-13394)	Bed Bath & Beyond of Woodbridge Inc. (Case No. 23-13395)	Buy Buy Baby of Rockville, Inc. (Case No. 23-13398)
Buy Buy Baby of Totowa, Inc.	Buy Buy Baby, Inc.	BWAO LLC	Chef C Holdings LLC
Case No. 23-13399)	(Case No. 23-13400)	(Case No. 23-13401)	(Case No. 23-13402)
Decorist, LLC	Deerbrook Bed Bath & Beyond Inc.	☐ Harmon of Brentwood, Inc.	Harmon of Caldwell, Inc.
Case No. 23-13403)	(Case No. 23-13404)	(Case No. 23-13405)	(Case No. 23-13406)
Harmon of Carlstadt, Inc.	☐ Harmon of Franklin, Inc.	Harmon of Greenbrook II, Inc.	Harmon of Hackensack, Inc.
Case No. 23-13407)	(Case No. 23-13408)	(Case No. 23-13409)	(Case No. 23-13410)
Harmon of Hanover, Inc.	Harmon of Hartsdale, Inc.	☐Harmon of Manalapan, Inc.	Harmon of Massapequa, Inc.
Case No. 23-13411)	(Case No. 23-13412)	(Case No. 23-13413)	(Case No. 23-13414)
Harmon of Melville, Inc.	☐ Harmon of New Rochelle, Inc.	☐Harmon of Newton, Inc.	Harmon of Old Bridge, Inc.
Case No. 23-13415)	(Case No. 23-13416)	(Case No. 23-13417)	(Case No. 23-13418)
Harmon of Plainview, Inc.	Harmon of Raritan, Inc.	☐Harmon of Rockaway, Inc.	Harmon of Shrewsbury, Inc.
Case No. 23-13419)	(Case No. 23-13420)	(Case No. 23-13421)	(Case No. 23-13422)
Harmon of Totowa, Inc.	Harmon of Wayne, Inc.	Harmon of Westfield, Inc.	Harmon of Yonkers, Inc.
Case No. 23-13423)	(Case No. 23-13424)	(Case No. 23-13425)	(Case No. 23-13426)
Harmon Stores, Inc.	Liberty Procurement Co. Inc.	Of a Kind, Inc.	One Kings Lane LLC (Case No. 23-13430)
Case No. 23-13427)	(Case No. 23-13428)	(Case No. 23-13429)	
San Antonio Bed Bath & Beyond Inc. Case No. 23-13431)	Springfield Buy Buy Baby, Inc. (Case No. 23-13432)		

Received

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Kroll Restructuring Administration

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Modified Official Form 410

Proof of Claim

04/22

Read the instructions before filling out this form. This form is for making a claim for payment in a bankruptcy case.

Filers must leave out or redact information that is entitled to privacy on this form or on any attached documents. Attach redacted copies of any documents that support the claim, such as promissory notes, purchase orders, invoices, itemized statements of running accounts, contracts, judgments, mortgages, and security agreements. Do not send original documents; they may be destroyed after scanning. If the documents are not available, explain in an attachment.

A person who files a fraudulent claim could be fined up to \$500,000, imprisoned for up to 5 years, or both. 18 U.S.C. §§ 152, 157, and 3571.

Fill in all the information about the claim as of the date the case was filed. That date is on the notice of bankruptcy (Form 309) that you received.

Who is the current creditor?	Serota Islip NC, LLC Name of the current creditor (the person or entity to be paid for this claim)		
	Other names the creditor used with the deblor		
Has this claim been acquired from someone else?	☑ No ☐ Yes, From whom?		
Where should notices and payments to the creditor be sent? Federal Rule of Bankruptoy Procedure (FRBP) 2002(g)	Where should notices to the creditor be sent? Certilman Balin Adler & Hyman, LLP 90 Merrick Avenue East Meadow, NY 11554 Attn: Richard J. McCord, Esq. Where should payments to the creditor be sent?(I different) Serota Islip NC, LLC 70 East Sunrise Highway Valley Stream, NY 11581 Attn: Joseph V. Scimone		
Does this claim amend one already filed?	Contact phone Contact email Co		
Do you know if anyone else has filed a proof of claim for this claim?	No Yes. Who made the earlier filing?		
Part 2: Give Informa	tion About the Claim as of the Date the Case Was Filed		
Do you have any number you use to identify the debtor?	□ No ☑ Yes. Last 4 digits of the debtor's account or any number you use to identify the debtor: 2 7 1 6		
How much is the claim?	\$ 96,798.23 Does this amount include interest or other charges? □ No Yes. Attach statement itemizing interest, fees, expenses, or other charges required by Bankruptcy Rule 3001(c)(2)(A).		
What is the basis of the claim?	Examples: Goods sold, money loaned, lease, services performed, personal injury or wrongful death, or creditcard. Attach redacted copies of any documents supporting the claim required by Bankruptcy Rule 3001(c). Limit disclosing information that is entitled to privacy, such as health care information.		
	LEASE CLAIM - 2716 Freedom Parkway Drive, Fayetteville, NC		
	Proof of Claim page 2		

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9. Is all or part of the claim secured?	No No			
Secureur	Yes, The claim is secured by a lien on property.			
	Nature of property:	Later Carlo		
	Real estate. If the claim is secured by the debtor's principal residence, file a Monattachment (Official Form 410-A) with this Proof of Claim.	ortgage Proof of Claim		
	☐ Motor vehicle			
	Other. Describe:			
	Basis for perfection:	*		
	Attach redacted copies of documents, if any, that show evidence of perfection of a sexample, a mortgage, llen, certificate of title, financing statement, or other documen been filed or recorded.)	security interest (for t that shows the lien has		
	Value of property:			
	Amount of the claim that is secured: \$			
	Amount of the claim that is unsecured: \$(The sum of the amounts should	secured and unsecured match the amount in line 7.)		
	Amount necessary to cure any default as of the date of the petition:			
	Annual Interest Rate (when case was filed)% □ Fixed □ Variable			
10. Is this claim based on a	□ No			
lease?	2 Yes. Amount necessary to cure any default as of the date of the petition. \$ 96	,798.23		
11. Is this claim subject to a	€D No			
right of setoff?	☐ Yes. Identify the property:			
12. Is all or part of the claim	₩ No			
entitled to priority under 11 U.S.C. § 507(a)?	☐ Yes. Check one:	Amount entitled to priority		
A claim may be partly priority and partly	☐ Domestic support obligations (including allmony and child support) under 11 U.S.C. § 507(a)(1)(A) or (a)(1)(B).	\$		
nonpriority. For example, in some categories, the law limits the amount entitled to priority.	☐ Up to \$3,350* of deposits toward purchase, lease, or rental of property or services for personal, family, or household use. 11 U.S.C. § 507(a)(7).	\$		
on and the property of	□ Wages, salaries, or commissions (up to \$15,150*) earned within 180 days before the bankruptcy petition is filed or the debtor's business ends, whichever is earlier. 11 U.S.C. § 507(a)(4).	\$		
	☐ Taxes or penalties owed to governmental units. 11 U.S.C. § 507(a)(8).	\$		
	☐ Contributions to an employee benefit plan. 11 U.S.C, § 507(a)(5).	\$		
	☐ Other. Specify subsection of 11 U.S.C. § 507(a)() that applies.	\$		
	* Amounts are subject to adjustment on 4/01/25 and every 3 years after that for cases begun on or after	the date of adjustment		

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13. Is all or part of the claim entitled to administrative priority pursuant to 11 U.S.C. § 503(b)(9)?	™ No		
	Yes. Indicate the amount of your claim arising from the value of any goods received by the Debtor within 20 days before the date of commencement of the above case, in which the goods have been sold to the Debtor in the ordinary course of such Debtor's business. Attach documentation supporting such claim.	\$	
14. Is all or part of the	□ No		
claim being asserted as an administrative expense claim?	Yes, Indicate the amount of your claim for costs and expenses of administration of the estates pursuant to 503(b), other than section 503(b)(9), or 507(a)(2). Attach documentation supporting such-claim. If-yes, please indicate when this claim was incurred:		
	On or prior to June 27, 2023:	\$_40,152.60	
	M After June 27, 2023:	\$ 15,092.55	
	Total Administrative Expense Claim Amount:	\$ 55.245.15 *	
* Plus any futur	e accruals until such time as the claim is paid in full.		
ABOVE DEBTORS FOR PO	NLY BE USED BY CLAIMANTS ASSERTING AN ADMINISTRATIVE EXPENSE CLAIM ARISING STPETITION ADMINISTRATIVE CLAIMS. THIS SECTION SHOULD NOT BE USED FOR ANY (PRIORITY IN ACCORDANCE WITH 11 U.S.C. §§ 503(B) AND 507(A)(2); PROVIDED, HOWEVER OR CLAIMS PURSUANT TO SECTION 503(B)(9) OF THE BANKRUPTCY CODE.	CLAIMS THAT ARE NOT	

Part 3: Sign Below				
The person completing	Check the appro	priate box:		
this proof of claim must sign and date it.	2 I am the cre	ditor.		
FRBP 9011(b).	I am the creditor's attorney or authorized agent.			
If you file this claim		stee, or the debtor, or their authorized agent. Bankruptcy Rule 3004.		
electronically, FRBP 5005(a)(2) authorizes courts	am a guarantor, surety, endorser, or other codebtor. Bankruptcy Rule 3005.			
to establish local rules specifying what a signature	I understand that an authorized signature on this <i>Proof of Claim</i> serves as an acknowledgment that when calculating the amount of the claim, the creditor gave the debtor credit for any payments received toward the debt.			
is.	I have examined and correct.	the information in this Proof of Claim and have a reasonable belief that the information is true		
A person who files a fraudulent claim could be	I declare under penalty of perjury that the foregoing is true and correct.			
fined up to \$500,000,	Executed on date			
imprisoned for up to 5 years, or both.		MM / DD / YYYY		
18 U.S.C. §§ 152, 157, and				
3571.	- Toron (AC annound)			
	Signature	M. V. WWW		
		rson who is completing and signing this claim:		
	Name	Joseph V. Scimone		
	IVAIIIO	First name Middle name Lest name		
	Title	Authorized Signatory		
	Company	Serota ISlip NC, LLC		
		Identify the corporate servicer as the company if the authorized agent is a servicer.		
	Address	70 East Sunrise Highway		
		Number Street		
		Valley Stream, NY 11581 City State ZIP Code		
	Contact phone	o was a second contract of the second contrac		
		com		

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Amended Lease Claim

Debtor/Lessee: Bed Bath & Beyond

Case No.: 23-13359

Filing Date: April 23, 2023

Lessor:

Serota Islip, NC LLC

70 East Sunrise Highway

Valley Stream., New York 11581

Premises:

2716 Freedom Parkway Drive

Fayetteville, NC

Lease Commencement Date: October 31, 2016

Calculation Under 11 U.S.C. §502(b)(6):

Pre-Petition Claim:

45,477.65 - Rent, Taxes, Monthly Operating Expenses owed as of April 1, 2023, i.e. April 2023 rent.

 $15,092.55 - monthly rent \div 30 = 503.09 per day$

April 1- through April 23 - \$11,067.98 + (45,577.65 - \$15,092.55) = \$30,485.10 pre-petition rent

\$41,553.08 - Pre Petition Claim

Post-Petition Claim:

April 23 – April 30 – 8 days @ \$503.09 per day = \$4,024.72 May rent- \$15,092.55 + CAM Reconciliation amount \$5,942.78 June rent \$15,092.55 July rent \$15,092.55

\$55,245.15 - Post Petition Claim *

*Plus any future accruals until such time as the claim is paid in full.

Total Amended Administrative Claim

\$ 96,798.23

7/25/2023 User: JCARRUBA

LIGHTHOUSE REALTY PARTNERS LLC

2:35:37PM Page 4 of 5

OCCUPANT LEDGER

Unit Reference Number :

10455-2716

Occupant Name/Type: Buy Buy Baby #3115 / CURRENT

Chronological History

Date	Charge Code	Charge Description	Amount	Balance
03/01/2022	RBR	Base Rent	13,720.50	13,720.50
03/01/2022	ROM	Common Area	1,205.82	14,926.32
03/16/2022	RBR	Pymt. Batch 813 Check ACH	-14,926.32	0.00
04/01/2022	RBR	Base Rent	13,720.50	13,720.50
04/01/2022	ROM	Common Area	1,205.82	14,926.32
04/04/2022	RBR	Pymt. Batch 829 Check 101107	-14,926.32	0.00
04/18/2022	RBR	Pymt, Batch 848 Check INCTRANS	-932.21	-932.21
05/01/2022	RBR	Base Rent	13,720.50	12,788.29
05/01/2022	ROM	Common Area	1,205.82	13,994.11
05/04/2022	RBR	Pymt. Batch 865 Check 102247	-14,926.32	-932.21
06/01/2022	RBR	Base Rent	13,720.50	12,788.29
06/01/2022	ROM	Common Area	1,205.82	13,994.11
06/06/2022	RBR	Pymt. Batch 898 Check 103330	-14,926.32	-932.21
07/01/2022	RBR	Base Rent	13,720,50	12,788.29
07/01/2022	ROM	Common Area	1,205.82	13,994.11
07/05/2022	RBR	Pymt. Batch 926 Check 104462	-14,926.32	-932,21
07/21/2022	RBR	Adj From Closing 2/17/2 CIT	932,21	0.00
08/01/2022	RBR	Base Ront	13,720.50	13,720.50
08/01/2022	ROM	Common Area	1,205.82	14,926.32
08/02/2022	RBR	Pymt, Batch 955 Check 105519	-14,926.32	0.00
09/01/2022	RBR	Base Rent	13,720.50	13,720.50
09/01/2022	ROM	Common Area	1,205.82	14,926.32
09/01/2022	RBR	Pymt. Batch 982 Check 106596	-14,926.32	0.00
10/01/2022	RBR	Base Rent	13,720.50	13,720.50
10/01/2022	ROM	Common Arca	1,205,82	14,926.32
10/04/2022	RBR	Pymt. Batch 005 Check 107085	-14,926.32	0.00
11/01/2022	RBR	Base Rent	13,720.50	13,720.50
11/01/2022	ROM	Common Arca	1,205.82	14,926.32
11/01/2022	RBR	Pymt, Batch 026 Check 108133	-14,926.32	0.00
12/01/2022	RBR	Base Rent	13,720.50	13,720.50
12/01/2022	ROM	Common Area	1,205.82	14,926.32
12/01/2022	RTY	Tax Y/E Reconciliation.	28,620.28	43,546.60
12/02/2022	RBR	Pymt, Batch 058 Check 109061	-14,926.32	28,620.28
01/01/2023	RBR	Base Rent	13,720.50	42,340.78
01/01/2023	ROM	Common Area	1,205.82	43,546.60
01/04/2023	RBR	Pyrnt, Batch 087 Check 110267	-14,926.32	28,620.28
01/17/2023	RTY	Pymt. Batch 096 Check 11126	-28,620.28	0.00
02/01/2023	RBR	Base Rent	15,092,55	15,092.55
02/01/2023	ROM	Common Area	1,205.82	16,298.37
02/03/2023	ROM	Pymt. Batch 110 Check 111142	-1,205.82	15,092.55
02/14/2023	LAT	LATE CHARGE	150,00	15,242.55
03/01/2023	RBR	Base Rent	15,092.55	30,335.10
03/01/2023	ROM	Common Area	1,205.82	31,540.92
03/07/2023	ROM	Pymt. Batch 138 Check 112122	-1,205.82	30,335.10
03/21/2023	LAT	LATE CHARGE	150,00	30,485.10

7/25/2023

User: JCARRUBA

LIGHTHOUSE REALTY PARTNERS LLC

2:35:37PM Page 5 of 5

OCCUPANT LEDGER

Unit Reference Number : 10455-2716

Occupant Name/Type: Buy Buy Baby #3115 / CURRENT

Chronological History

Date	Charge	Charge Description	Amount	Balance
04/01/2023	RBR	Base Rent	15,092.55	45,577.65
04/01/2023	ROM	Common Area	1,205.82	46,783.47
04/10/2023	ROM	Pymt, Batch 169 Check 112928	-1,205.82	45,577.65
05/01/2023	RBR	Base Rent	15,092.55	60,670.20
05/01/2023	ROM	Common Area	1,205.82	61,876.02
05/01/2023	ROM	Reverse Wrong CAM CODE	-5,942.78	55,933.24
05/01/2023	ROM	2022 CAM Reconciliations	5,942.78	61,876.02
05/01/2023	ROY	2022 CAM Reconciliations	5,942.78	67,818.80
05/03/2023	ROM	Pymt. Batch 193 Check 113914	-1,205.82	66,612.98
06/01/2023	RBR	Base Rent	15,092.55	81,705.53
06/01/2023	ROM	Common Area	1,205.82	82,911.35
06/02/2023	ROM	Pymt. Batch 219 Check 114473	-1,205.82	81,705.53
07/01/2023	RBR	Base Rent	15,092.55	96,798.08
07/01/2023	ROM	Common Area	1,205.82	98,003.90
07/06/2023	ROM	Pymt. Batch 246 Check 114900	-1,205.82	96,798.08

There are no comments for this occupant.